

The background image shows a residential street scene. In the foreground, there is a paved road with a white crosswalk on the left and a yellow double line in the center. To the left of the road, there are bare trees and a small green building with a yellow door. In the background, there are more trees and a larger house with a green roof. The sky is overcast.

2220 Norwood Annexation & Initial Zoning

**Public Hearing @ City Council
January 16, 2018**

Overview of Staff Presentation

- Context
- Proposal
- Discussion of Key Issues
- Staff Recommendation

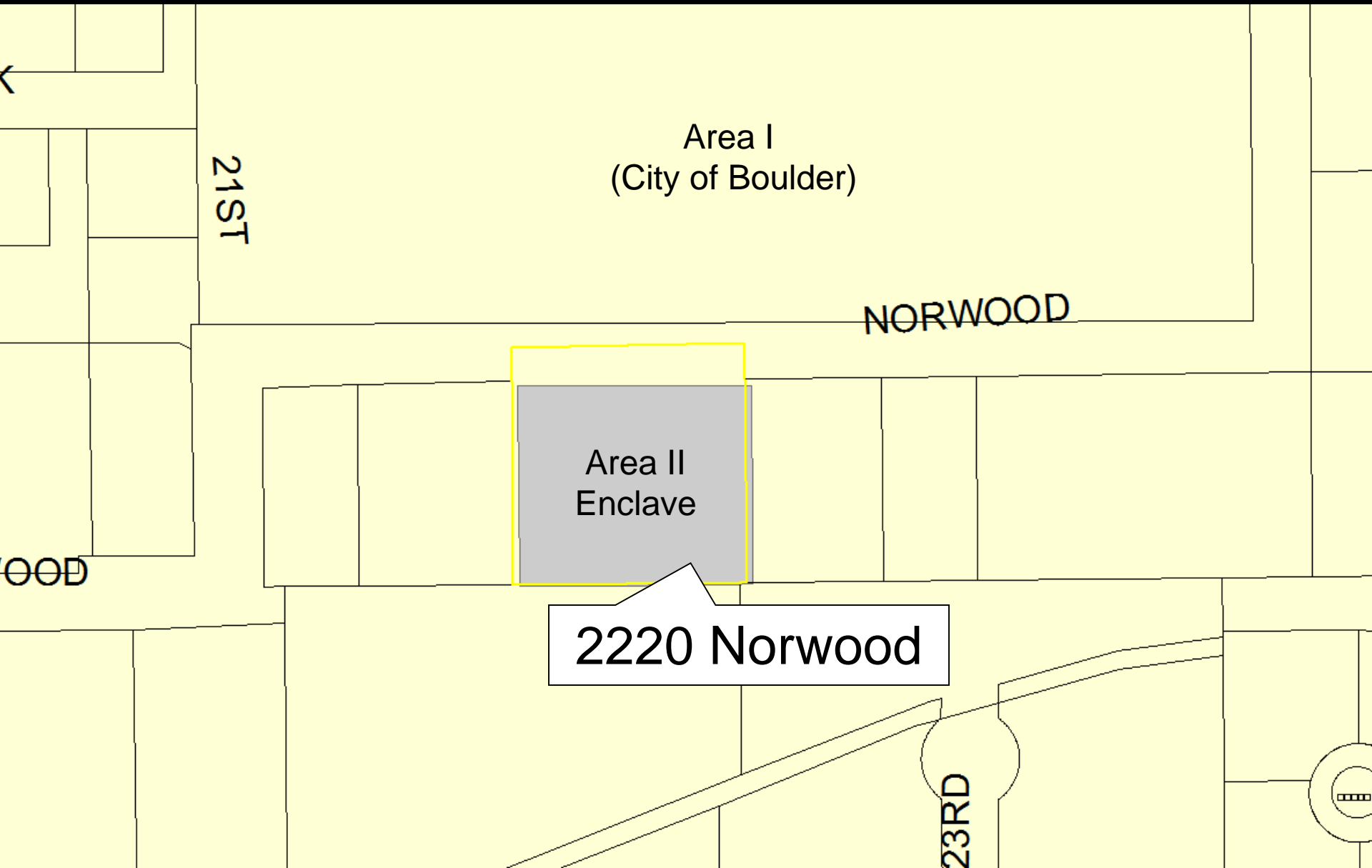
Public Notification

- Written notice sent to property owners within 600 feet
- Notice posted on property
- Public comment received

Review Process

- Staff review and recommendation
- Planning Board recommendation to City Council
- City Council 1st Reading (December 5, 2017)
- City Council 2nd Reading

Context: Enclave



Context: Location



Context: Site



Looking south from Norwood Ave



House



Accessory Structure



House and Drive

Context: Surroundings



North of Site - Centennial Middle School



East of site - 2280 Norwood

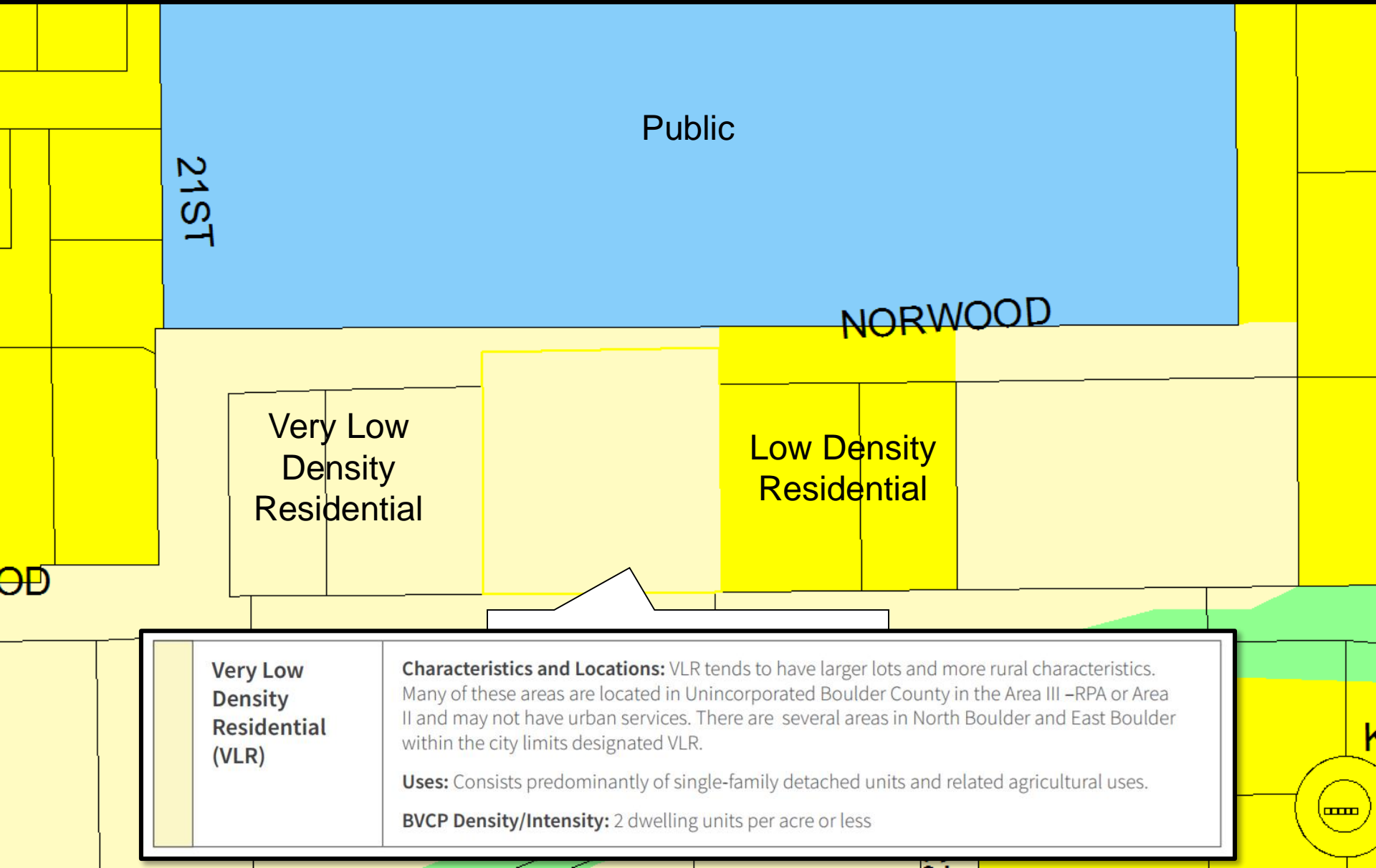


West of site - 2210 Norwood



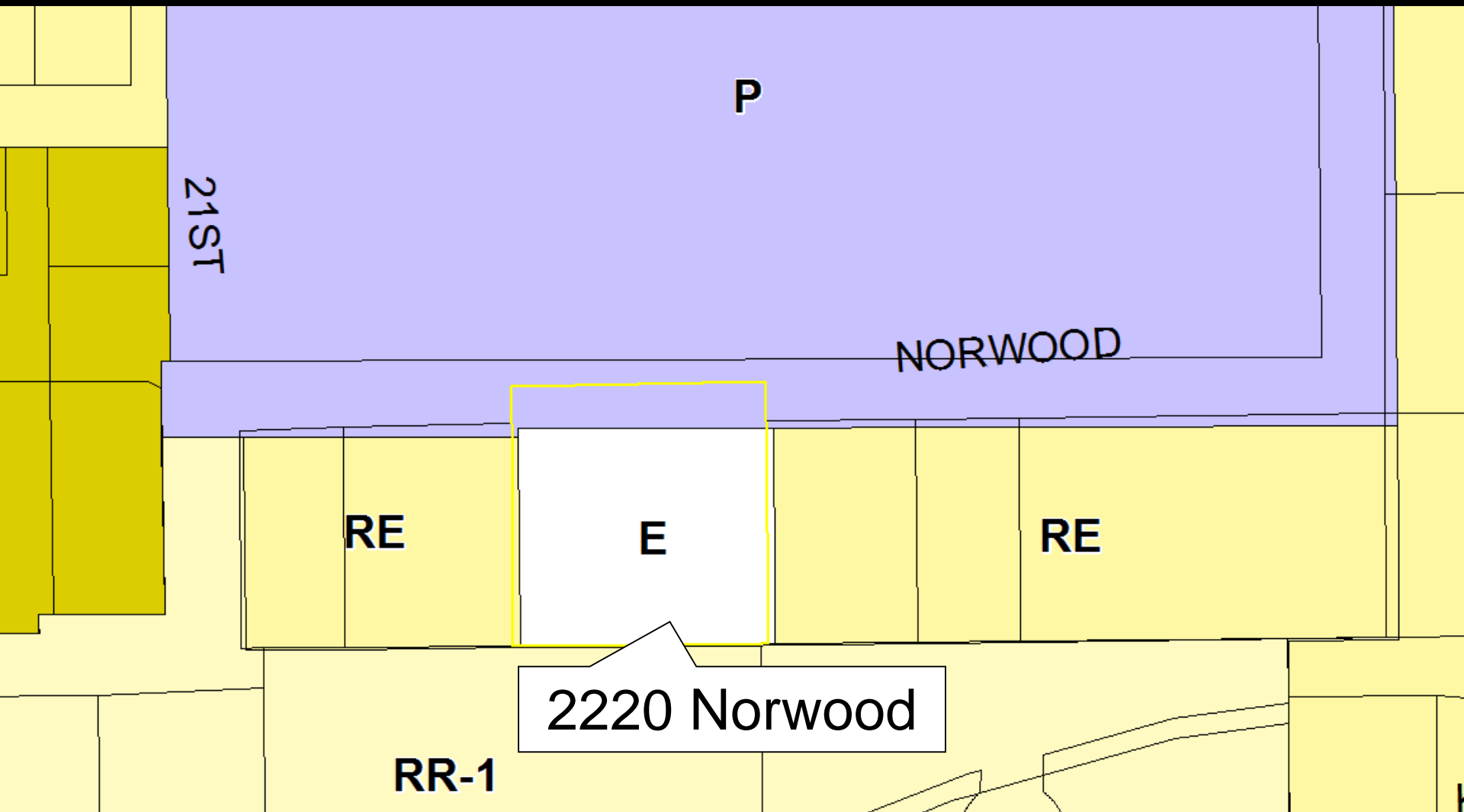
Norwood Avenue

Context: BVCP Land Use Designation: Very Low Density Residential



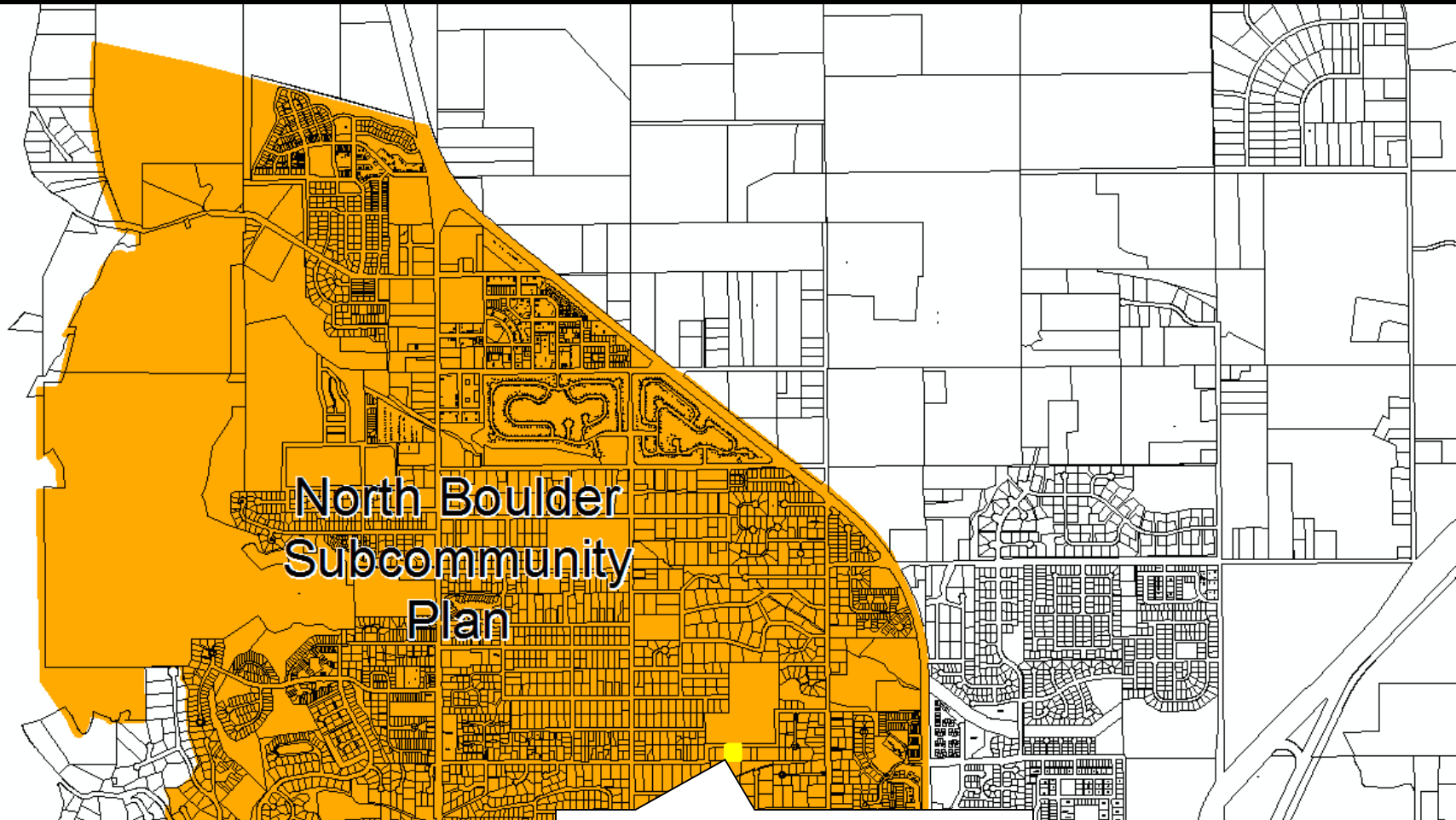
<p>Very Low Density Residential (VLR)</p>	<p>Characteristics and Locations: VLR tends to have larger lots and more rural characteristics. Many of these areas are located in Unincorporated Boulder County in the Area III –RPA or Area II and may not have urban services. There are several areas in North Boulder and East Boulder within the city limits designated VLR.</p> <p>Uses: Consists predominantly of single-family detached units and related agricultural uses.</p> <p>BVCP Density/Intensity: 2 dwelling units per acre or less</p>
--	---

Context: Proposed Zoning: Residential – Estate (RE)



“Single-family detached residential dwelling units at low to very low residential densities.”

Context: North Boulder Subcommunity Plan



Design Guidelines

Primary front entryways and yards shall face the street.

Garage doors shall not dominate the front façade and shall be set back minimum of 20 feet from principal building plane.

Context: Applicable Development Standards

- Title 9 Land Use Code
 - 9-12 “Subdivision”, B.R.C. 1981
 - 9-7 “Form and Bulk Standards”
 - 9-8 “Intensity Standards”
 - 9-9 “Development Standards”
- Compatible Development
 - 9-7-9 Side Yard Bulk Plane
 - 9-7-10 Side Yard Wall Articulation
 - 9-7-11 Maximum Building Coverage
 - 9-8-2 Floor Area Ratio Requirements
- Residential Energy Conservation Code – Adopted 2017
- Annexation Agreement - NoBo Design Guidelines

Context: Example Application of Compatible Development Standards



<u>Lot Size: Evenly Divided</u>	<u>Lot Size: Different Sizes</u>	
19,112 each	23,223	15,000
<u>Max. Floor Area of All Structures on Property (Section 9-8-2, B.R.C. 1981)</u>		
5,212 each	5,806	4,710
<u>Max. Building Coverage of All Structures on Property (Section 9-7-11, B.R.C. 1981)</u>		
4,107 each lot	4,645	3,630

Key Issues for Discussion

1. Is the annexation request consistent with applicable state annexation statutes?
2. Is the proposal consistent with city's annexation and other Boulder Valley Comprehensive Plan (BVCP) policies?
3. Is the initial zoning of RE appropriate for the subject property?

Key Issue #1: Compliance with state statutes?

Colorado Revised Statutes (C.R.S.) 31-12-106

- Enclave surrounded by municipal boundaries no less than 3 years;
- All rights-of-way adjacent to the enclave are within the municipal boundary and are adjacent to land within the municipal boundary on the side of the right-of-way opposite to the enclave;
- All surrounding territory was annexed prior to December 19, 1980 or was annexed in compliance with section 30 of article II of the state constitution
- The population of the enclave does not exceed 100 persons or 50 acres

Key Issue #2: Consistent with annexation and other BVCP policies?

BVCP Policies

1.07 Adapting to Limits on Physical Expansion

1.09 Growth Requirements

1.12 Definition of Comprehensive Planning Areas I, II and III

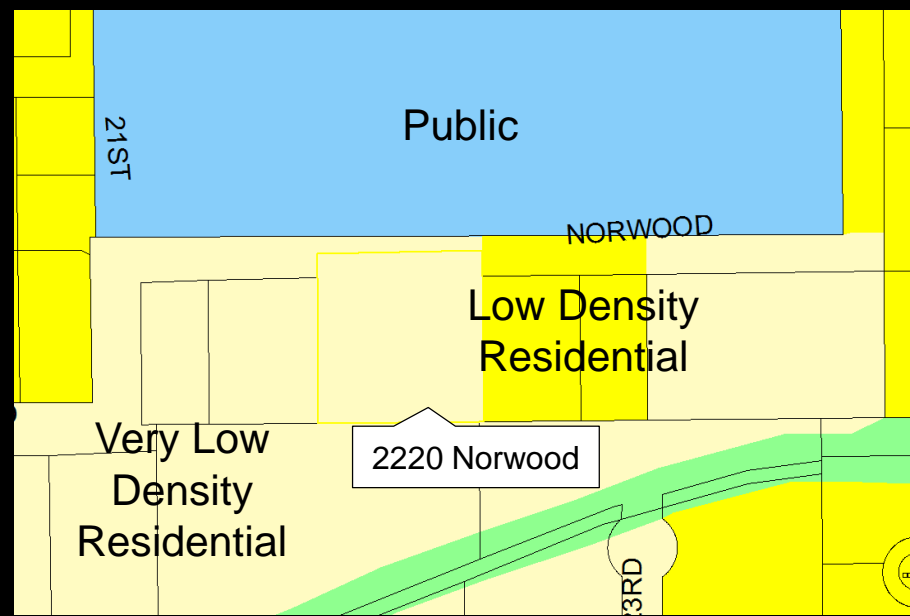
1.16 Annexation

- a) Required before facilities and services furnished
- b) Actively pursue annexation of county enclaves
- c) Substantially developed areas
- d) Significant development or redevelopment potential
- e) Substantially developed properties that allow for some additional development

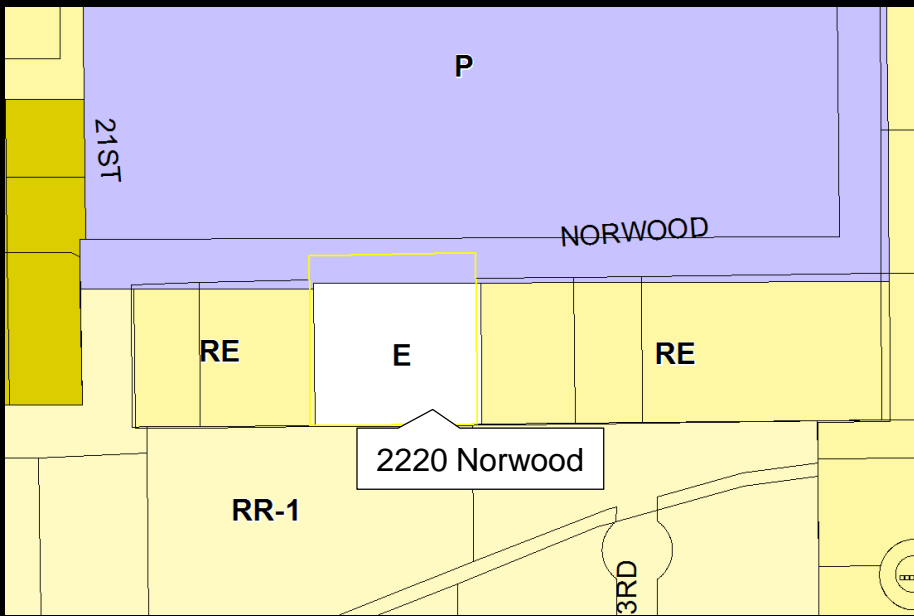
1.21 Channeling Development to Areas with Adequate Infrastructure

2.03 Compact Development Pattern

Key Issue #3: Initial Zoning of Residential – Estate?



BVCP Land Use Designation



Zoning

Planning Board Recommendation

- Approval of the request with conditions (4-0 unanimous decision, J. Putman, B. Bowen, C. Gray absent)
- Recommendation to modify the affordable housing cash-in-lieu fee to implement a sliding scale or proportional approach in which a larger house would have a larger affordable housing requirement
- Due to recent adoption of revised Inclusionary Housing (IH) Ordinance, staff recommends maintaining the requirement consistent with City's Guidelines for Annexation Agreements: payment of 2x cash-in-lieu

Staff Recommendation

Staff recommends that City Council adopt the following Motion:

Motion to adopt Ordinance No. 8222 to annex a 38,223 square-foot (0.88 acre) enclave property generally located at 2220 Norwood with an initial zoning classification of Residential – Estate (RE), per land use code subsection 9-5-2(c)(1)(A), B.R.C. 1981.

Key Issues for Discussion

1. Is the annexation request consistent with applicable state annexation statutes?
2. Is the proposal consistent with city's annexation and other Boulder Valley Comprehensive Plan (BVCP) policies?
3. Is the initial zoning of RE appropriate for the subject property?

